



**CST ENVIRONMENTAL, INC**  
January 6, 1997

Contractor License #549566  
DOSH #177  
2100 East Via Burton Street  
Anaheim, CA 92806  
714/991-8300 FAX 714/991-8226

McDonnell Douglas Realty Company  
4060 Lakewood Blvd., 6th Floor  
Long Beach, CA 90808-1700

Attn: Mr. Merle Pautsch  
Manager, Development Engineering

RE: McDonnell Douglas Torrance Facility  
Demolition and Remediation for Phase 1  
Contract No. 96-060TO

*C.O. #12*  
*demo*

Subject: Proposal: Destruction of Two Water Wells

Dear Merle,

We submit the following proposal for the above work as requested.

Scope of Work: Properly abandon 2 ea. water wells in accordance to California Board of Water Resources, Water Well Standards, Bulletin 74-81 and Bulletin 74-90. Work includes: Health and Safety Plan, Underground Clearance, Permitting, and Agency Notification, Well Abandonment, Letter Report and Project Management.

Exclusions: Hazardous Wastes

Base Bid:	2 each 8" by 500' Deep Well Abandonment:	\$20,883.50
Alt. # 1:	2 each 10" by 500' Deep Well Abandonment:	\$23,083.50
Alt. # 2:	2 each 12" by 500' Deep Well Abandonment:	\$25,283.50
Alt. # 3:	2 each 14" by 500' Deep Well Abandonment:	\$27,483.50

*PROCEED WITH  
CHG. ORDER.*

*M. Pautsch*  
*1-6-97*

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Patrick Hussey  
Project Manager

pat.561

Attachment: Tait Environmental Management Proposal dated January 3, 1997



TAIT ENVIRONMENTAL MANAGEMENT, INC.

January 3, 1997

Mr. Pat Hussey  
CST Environmental Incorporated  
2100 East Via Burton Street  
Anaheim, California 92806

**SUBJECT: PROPOSAL TO ABANDON TWO (2) WATER WELLS AT THE  
MCDONNELL DOUGLAS REALTY COMPANY HARBOR GATEWAY  
PARCEL LOCATED AT 1414 WEST 190TH STREET IN LOS ANGELES,  
CALIFORNIA**

Dear Mr. Hussey:

Tait Environmental Management, Inc. (TEM), is pleased to present this proposal to abandon two (2) water wells at the McDonnell Douglas Realty Company (MDRC) Harbor Gateway parcel located at 1414 190th Street in Los Angeles, California. It is TEM's understanding that the wells were used to provide water for the sprinkler system in the event of a fire.

#### **OBJECTIVE**

The objective of the proposed scope of work is as follows:

- Properly abandon the two (2), 8-inch, steel, water wells in accordance with the California Department of Water Resources, Water Well Standards, Bulletin 74-81 and Bulletin 74-90.

#### **SCOPE OF WORK**

The scope of work TEM has developed is described in the following tasks:

##### **Task 1. Health and Safety Plan**

Prior to the abandonment activities, TEM will prepare a health and safety plan (HSP) for the proposed scope of work. The HSP is designed to minimize exposure of TEM personnel and its subcontractors to potentially hazardous materials. The HSP describes the properties of contaminants that may be encountered, personal protective equipment, working area monitoring, and contingencies in the event of an emergency. The HSP will be implemented in the field by the Site Safety Officer.

1100 Town & Country Road • Suite 1200 • Orange, CA 92668 • (714) 560-8200 • (714) 560-8211 FAX

Other Locations: San Diego, CA • Concord, CA • Sacramento, CA • Phoenix, AZ • Tucson, AZ

*Established 1964*

**MDRC Harbor Gateway Parcel  
Well Abandonment Proposal****January 3, 1997****Task 2. Underground Clearance, Permitting and Agency Notification**

Underground Service Alert will be notified for the demarcation of the on- and off-site underground utilities. Existing utilities will be "cleared" prior to the initiation of site excavation activities. In addition, all required applications/permits will be obtained from the Los Angeles County Department of Health Services and/or Regional Water Quality Control Board (RWQCB) and all applicable regulatory agencies as required.

**Task 3. Well Abandonment**

The wells may be constructed of 8-, 10-, 12- or 14-inch steel to depths of approximately 500 feet deep. It is TEM's understanding that CST will remove ~~the~~ each pump house from the wells. All above-ground structures including the pumps and concrete pad will be dismantled, broken-up and removed from the site by TEM.

Bentonite grout will be inserted using tremie piping and high pressure air will be used to force bentonite grout through the perforations to seal each well from 500 to 50 feet BGS. The remaining 50 feet will be sealed with a standard cement mix at a minimum of 2,500 psi. Upon completion of the well abandonment, the tremie pipes will be removed and the well casing will be cut-off below 4-feet BGS. The area around the abandoned wells will be backfilled and compacted to match the surrounding area.

**Task 4. Letter Report**

Upon completion of the well abandonment activities, TEM will prepare a letter report which will summarize the work performed and the procedures used. The report will be submitted to MDRC in a draft format for review prior to agency submittal.

**Task 5. Project Management**

TEM will coordinate of each of the tasks listed above, client and agency communications, and overall project management.

**ESTIMATED BUDGET**

Work will be conducted on a lump-sum basis. Any out-of-scope work, approved by MDRC will be completed per our Schedule of Fees for work conducted in the 1997 calendar year. The bid estimate for the scope of work described is presented in Table 1.

**MDRC Harbor Gateway Parcel  
Well Abandonment Proposal****January 3, 1997****SCHEDULE**

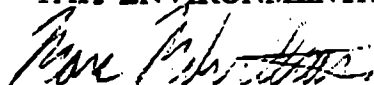
Work may commence upon your written approval of this lump-sum bid. Field activities are anticipated to be completed in approximately three (3) days. A letter report will be submitted approximately three (3) to five (5) weeks after the completion of all field activities.

**CLOSURE**

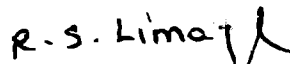
TEM appreciates the opportunity to be of service to MDRC. Should you have any questions regarding this proposal, please contact either of the undersigned at your convenience.

Very truly yours,

TAIT ENVIRONMENTAL MANAGEMENT, INC.



Marc A. McWilliams  
Project Geologist



Ravi S. Limaye, P.E., R.E.A.  
Vice President

Attachments: Table 1 - Estimated Budget - Well Abandonment (8-inch wells)  
Table 2 - Estimated Budget - Well Abandonment (10-inch wells)  
Table 3 - Estimated Budget - Well Abandonment (12-inch wells)  
Table 4 - Estimated Budget - Well Abandonment (14-inch wells)  
Fee Schedule

cc: Mr. Merle Pautsch - MDRC  
Mr. S. Mario Stavale - MDRC

Accepted By:

\_\_\_\_\_  
CST Environmental, Inc.

\_\_\_\_\_  
Date

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**TABLE 1**  
**ESTIMATED BUDGET**  
**WELL ABANDONMENT (8-INCH WELLS)**  
**MDRC HARBOR GATEWAY PARCEL**  
**LOS ANGELES, CALIFORNIA**

TASK DESCRIPTION		ESTIMATED COST
Task 1:	Health and Safety Plan	\$200
Task 2:	Underground Clearance, Permitting and Agency Notification - DHS Permits	\$310
Task 3:	Well Abandonment (Based on 3 Days and includes Disposal)	\$16,575
Task 4:	Letter Report	\$1,500
Task 5:	Project Management	\$400
<b>TOTAL ESTIMATED BUDGET</b>		<b>\$18,985</b>



**TABLE 2**  
**ESTIMATED BUDGET**  
**WELL ABANDONMENT (10-INCH WELLS)**

**MDRC HARBOR GATEWAY PARCEL**  
**LOS ANGELES, CALIFORNIA**

<b>TASK DESCRIPTION</b>		<b>ESTIMATED COST</b>
<b>Task 1:</b>	<b>Health and Safety Plan</b>	<b>\$200</b>
<b>Task 2:</b>	<b>Underground Clearance, Permitting and Agency Notification - DHS Permits</b>	<b>\$310</b>
<b>Task 3:</b>	<b>Well Abandonment (Based on 3 Days and includes Disposal)</b>	<b>\$18,575</b>
<b>Task 4:</b>	<b>Letter Report</b>	<b>\$1,500</b>
<b>Task 5:</b>	<b>Project Management</b>	<b>\$400</b>
<b>TOTAL ESTIMATED BUDGET</b>		<b>\$20,985</b>



**TABLE 3**  
**ESTIMATED BUDGET**  
**WELL ABANDONMENT (12-INCH WELLS)**

**MDRC HARBOR GATEWAY PARCEL**  
**LOS ANGELES, CALIFORNIA**

<b>TASK DESCRIPTION</b>		<b>ESTIMATED COST</b>
Task 1:	Health and Safety Plan	\$200
Task 2:	Underground Clearance, Permitting and Agency Notification - DHS Permits	\$310
Task 3:	Well Abandonment (Based on 3 Days and includes Disposal)	\$20,575
Task 4:	Letter Report	\$1,500
Task 5:	Project Management	\$400
<b>TOTAL ESTIMATED BUDGET</b>		<b>\$22,985</b>



**TABLE 4**  
**ESTIMATED BUDGET**  
**WELL ABANDONMENT (14-INCH WELLS)**

**MDRC HARBOR GATEWAY PARCEL**  
**LOS ANGELES, CALIFORNIA**

<b>TASK DESCRIPTION</b>		<b>ESTIMATED COST</b>
Task 1:	Health and Safety Plan	\$200
Task 2:	Underground Clearance, Permitting and Agency Notification - DHS Permits	\$310
Task 3:	Well Abandonment (Based on 3 Days and includes Disposal)	\$22,575
Task 4:	Letter Report	\$1,500
Task 5:	Project Management	\$400
<b>TOTAL ESTIMATED BUDGET</b>		<b>\$24,985</b>



# **TAIT ENVIRONMENTAL MANAGEMENT, INC.** **1997 SCHEDULE OF FEES**

## **Hourly Rate**

Principal .....	\$118.00
Senior Project Manager .....	\$98.00
Senior Engineer/Geologist* .....	\$95.00
Project Manager .....	\$85.00
Project Engineer/Geologist* .....	\$78.00
Staff Engineer/Geologist* .....	\$67.00
Construction Supervisor .....	\$65.00
Industrial Hygienist .....	\$75.00
Senior Technician/Maintenance .....	\$50.00
Construction Foreman .....	\$45.00
Technician/Maintenance .....	\$45.00
Laborer .....	\$30.00
Drafter .....	\$40.00
Technical Editor .....	\$50.00
Technical Secretary .....	\$35.00
Administrative .....	\$30.00
Computer (CADD and Modeling) .....	\$30.00
Word Processing .....	\$35.00

\* Includes hydrogeologists, hydrologists, geophysicists, environmental scientists, and computer specialists.

The above labor rates are based on an eight-hour day. Time in excess of eight hours and Saturday work will be charged at 1.5 times the rate for hourly personnel. Sunday and holiday work will be charged at 2 times the rate.

Site work requiring Level C protection will have a 15% surcharge, Level B 50% and Level A 100%.

## **CONTRACTOR-OWNED EQUIPMENT**

Bobcat with backhoe attachment .....	\$165.00/day
Hy Ram attachment .....	\$100.00/day
Dump truck .....	\$120.00/day
175 CFM Compressor with two 90-lb breakers .....	\$120.00/day
100 CFM Compressor with 90-lb breaker .....	\$95.00/day
OVA Meter .....	\$100.00/day
Concrete Saw .....	\$45.00/day
Compactor .....	\$45.00/day
Helium Leak Detector .....	\$300.00/test
Panametrics System 250 Hygrometer .....	\$200.00/day
Tank Devaporization .....	\$200.00/tank
Materials .....	Cost + 15%
Rentals .....	Cost + 15%
Subcontractors .....	Cost + 15%
Mileage .....	\$0.35/mile
Travel/Subsistence .....	Cost + 15%
Terms .....	30 days net

## **CONDITIONS OF SERVICE**

### **Site Conditions**

1. Information provided by the Los Angeles County Hydrologic Records Department reported depth to groundwater at 101.1 feet below ground surface in well No. 794C, located on the site, on April 24, 1996.

### **Client-Furnished Services**

1. The client will provide available information regarding the locations and dimensions of underground piping, utilities and other available site reports and information upon request.
2. The client will provide timely access to the site.
3. The client will provide access to water. It is TEMs understanding that there is no electrical power available.
4. The client will provide for the demolition of each pump house.

### **Basis for Estimated Cost and Schedule**

1. Restrictions on the hours when drilling can be conducted will not impact work progress.
2. The lump sum for pump and concrete removal, disposal, well abandonment activities is based on three (3) 8-hour days.
3. No hazardous concentrations of petroleum products should be encountered during the field program that require immediate remedial activities.
4. Drilling services may be provided by West Hazmat Drilling Corporation of Anaheim, California under direct contract to TEM.
5. All waste material generated during well abandonment activities will be properly disposed of by TEM.
6. The well abandonment permits will be obtained from the Los Angeles County Department of Health Services and/or Regional Water Quality Control Board (RWQCB) and all applicable regulatory agencies as required.

**MDRC Harbor Gateway Parcel  
Conditions of Service****January 3, 1997****General**

1. TEM has reviewed the project site and has verified all existing site conditions.
2. Changes in the conditions which may impact the scope of work and/or modify the estimated budget and schedule will be discussed with the client and agreed upon before changes in scope, budget, and/or schedule are made.